

# UNOFFICIAL COPY



Doc#: 0333531065  
Eugene "Gene" Moore Fee: \$36.00  
Cook County Recorder of Deeds  
Date: 12/01/2003 10:05 AM Pg: 1 of 7

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]  
**RYAN COOK 816-983-8326**

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

**BLACKWELL SANDERS PEPER MARTIN LLP  
2300 MAIN STREET  
SUITE 1000  
KANSAS CITY, MISSOURI 64108**

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990032029  
TICOR TITLE INSURANCE

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME  
**95TH STREET ASSOCIATES, L.L.C.**

OR  
1b. INDIVIDUAL'S LAST NAME

1c. MAILING ADDRESS  
**4700 West 95th Street**

1d. SEE INSTRUCTIONS | ADD'L INFO RE ORGANIZATION DEBTOR | 1e. TYPE OF ORGANIZATION: **limited liability co** | 1f. JURISDICTION OF ORGANIZATION: **ILLINOIS** | 1g. ORGANIZATIONAL ID #, if any:  NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR  
2b. INDIVIDUAL'S LAST NAME

2c. MAILING ADDRESS

2d. SEE INSTRUCTIONS | ADD'L INFO RE ORGANIZATION DEBTOR | 2e. TYPE OF ORGANIZATION | 2f. JURISDICTION OF ORGANIZATION | 2g. ORGANIZATIONAL ID #, if any:  NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR(S)/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME  
**UMB BANK, N.A., TRUSTEE OF THE ICA 2003 LOAN TRUST II**

OR  
3b. INDIVIDUAL'S LAST NAME

3c. MAILING ADDRESS  
**2401 GRAND BOULEVARD, SUITE 200**

4. This FINANCING STATEMENT covers the following collateral:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

5. ALTERNATIVE DESIGNATION (if applicable):  LESSEE/LESSOR  CONSIGNEE/CONSIGNOR  BAILEE/BAILOR  SELLER/BUYER  AG. LIEN  NON-UCC FILING

6.  This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable) | 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (optional) | All Debtors  Debtor 1  Debtor 2

8. OPTIONAL FILER REFERENCE DATA

### COOK COUNTY FIXTURE FILING

BOX 15

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## UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

### 9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME		
<b>95TH STREET ASSOCIATES, L.L.C.</b>		
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME
		MIDDLE NAME, SUFFIX

### 10. MISCELLANEOUS:

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### 11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME			
OR	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME
			SUFFIX
11c. MAILING ADDRESS		CITY	STATE
			POSTAL CODE
			COUNTRY
11d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION
			11g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE

### 12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME			
OR	12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME
			SUFFIX
12c. MAILING ADDRESS		CITY	STATE
			POSTAL CODE
			COUNTRY

13. This FINANCING STATEMENT covers  timber to be cut or  as-extracted collateral, or is filed as a  fixture filing.
14. Description of real estate:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.**

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

### 16. Additional collateral description:

17. Check only if applicable and check only one box.  
Debtor is a  Trust or  Trustee acting with respect to property held in trust or  Decedent's Estate

18. Check only if applicable and check only one box.  
 Debtor is a TRANSMITTING UTILITY  
 Filed in connection with a Manufactured-Home Transaction — effective 30 years  
 Filed in connection with a Public-Finance Transaction — effective 30 years

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## EXHIBIT A

### UCC Financing Statement

Item No. 4, the "Mortgaged Estate":

(a) The real property located in the City of Oak Lawn, County of Cook, State of Illinois, described on Exhibit A-1, attached hereto and incorporated herein, and all and singular the tenements, hereditaments and appurtenances thereto, together with all right, title and interest of Debtor in all easements, rights-of-way, gores or strips of land, surface waters, ground waters, watercourses, mineral interests and subsurface rights, alleys, streets and sidewalks, whether now owned or hereafter acquired, either in law or in equity adjacent or appurtenant to or adjoining such real property (the "Land").

(b) Any and all buildings and improvements now or hereafter erected or located on the Land, including all fixtures, attachments, appliances, equipment, machinery and other articles attached to such buildings and improvements (the "Improvements");

(c) All right, title and interest of Debtor in and to all tangible personal property now owned or hereafter acquired by Debtor and now or at any time hereafter located on the Land or within the Improvements and used in connection therewith, including all building materials stored on the Land, all machinery, motors, elevators, fittings, radiators, awnings, shades, screens, all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning and sprinkler equipment, all furniture, furnishings, equipment and other personal property owned by Debtor and used in connection with the operation of the Mortgaged Estate, and all renewals and replacements thereof (excluding any such property owned by a tenant of the Mortgaged Estate) (the "Personal Property"), all of which property shall, so far as permitted by law, be deemed to form a part and parcel of the real property and for the purpose of the Mortgage to be real estate and covered by the Mortgage;

(d) All of Debtor's interest in all existing and future accounts, contract rights, general intangibles, files, books of account, agreements, permits, licenses and certificates necessary or desirable in connection with the acquisition, ownership, leasing, operation or management of the Mortgaged Estate, whether now existing or entered into or obtained after the date hereof, including the "Leases" and "Rents" (as defined herein);

(e) All agreements for use and occupancy of any part of the Mortgaged Estate, now existing or hereafter entered into, including any and all extensions or modifications thereto (the "Leases"), and all of the rents, royalties, security deposits, income, receipts, revenues and other sums now due or which may hereafter become due to Debtor under any Lease or arising from the use and enjoyment of any part of the Mortgaged Estate, and all

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rights and remedies which Debtor may have against any party under the Leases (the "Rents"); and

(f) All the estate, interest, right, title or other claim or demand with respect to the proceeds of insurance and any and all awards made for the taking of any part of the Mortgaged Estate by the power of eminent domain, or by any proceeding or purchase in lieu thereof.

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## EXHIBIT A-1

### Legal Description

#### PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED LAND LYING SOUTH OF A LINE 250 FEET NORTH OF AND PARALLEL WITH THE HEREINAFTER MENTIONED SOUTH LINE OF SECTION 3, SAID LAND BEING A TRACT COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, HEREINAFTER DESCRIBED, SAID POINT BEING 165.96 FEET WEST OF THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION LYING SOUTH OF THE CHICAGO AND STRAWN RAILROAD COMPANY (NOW WABASH RAILROAD COMPANY) RIGHT-OF-WAY EXCEPTING THEREFROM THE EAST 11.40 ACRES CONVEYED BY WARRANTY DEED DATED OCTOBER 15, 1921 TO JOHN TIBSTRA AND HATTIE TIBSTRA, HIS WIFE, RECORDED AS DOCUMENT NO. 7301002; THENCE RUNNING NORTH 665.44 FEET TO A POINT WHICH IS 165.68 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE RUNNING WEST 165.68 FEET; THENCE RUNNING SOUTH 665.27 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE RUNNING EAST ON THE SOUTH LINE OF SAID SECTION 165.96 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM ABOVE DESCRIBED PREMISES THAT PART LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 3, AFORESAID), ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR ACCESS FOR AUTOMOBILES AND OTHER VEHICULAR TRAFFIC AND FOR THE PARKING OF AUTOMOBILES AND OTHER VEHICLES AS SET FORTH IN EASEMENT AGREEMENT RECORDED DECEMBER 11, 1980 AS DOCUMENT NO. 25701933 AND SUPPLEMENTED BY DOCUMENT NO. 85-297948 OVER THE FOLLOWING DESCRIBED PROPERTY:

A. THE SOUTH 106.00 FEET OF THAT PART OF THE FOLLOWING DESCRIBED LAND LYING NORTH OF A LINE LYING 250 FEET NORTH OF AND PARALLEL WITH THE HEREINAFTER MENTIONED SOUTH LINE OF SECTION 3; SAID LAND BEING A TRACT COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, HEREINAFTER DESCRIBED, SAID POINT BEING 165.96 FEET WEST OF THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION LYING SOUTH OF THE CHICAGO AND STRAWN RAILROAD COMPANY (NOW WABASH RAILROAD COMPANY) RIGHT-OF-WAY EXCEPTING THEREFROM THE EAST 11.40 ACRES CONVEYED BY WARRANTY DEED DATED OCTOBER 15, 1921 TO JOHN TIBSTRA AND HATTIE TIBSTRA, HIS WIFE, RECORDED AS DOCUMENT NO. 7301002; THENCE RUNNING NORTH 665.44 FEET TO A POINT WHICH IS 165.68 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE RUNNING WEST 165.68 FEET; THENCE RUNNING SOUTH 665.27 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE RUNNING EAST ON THE SOUTH LINE OF SAID SECTION, 165.96 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PART LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 3, AFORESAID), IN COOK COUNTY, ILLINOIS.

ALSO

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B. THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 3; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3, 497.40 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 54 SECONDS EAST, 274.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 54 SECONDS EAST ALONG THE AFORESAID LINE, 68.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 157.882 FEET, MORE OR LESS, TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG A CURVED LINE, CONVEX TO SOUTHEASTERLY AND HAVING A RADIUS OF 8.00 FEET AN ARC DISTANCE OF 12.568 FEET TO A POINT OF CURVE; THENCE SOUTH 0 DEGREES 00 MINUTES 29 SECONDS EAST ALONG A LINE FOR A DISTANCE OF 76.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 165.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

C. THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 3; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 331.44 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 29 SECONDS WEST, 298.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 104.994 FEET TO A POINT OF CURVE; THENCE ALONG A CURVED LINE CONVEX TO NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 54.983 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING 438.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 438.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF SOUTHWEST 1/4 A DISTANCE OF 48.32 FEET; THENCE SOUTH 55 DEGREES 00 MINUTES 29 SECONDS EAST, 12.207 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 41.50 FEET; THENCE NORTH 55 DEGREES 00 MINUTES 29 SECONDS EAST, 12.207 FEET TO A POINT IN SAID LINE BEING 438.00 FEET NORTH OF SAID SOUTH LINE OF SOUTHWEST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE 154.00 FEET TO A POINT IN A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, SAID LINE BEING THE WEST LINE OF SOUTH KENTON AVENUE AS OCCUPIED; THENCE SOUTH 0 DEGREES 02 MINUTES 34 SECONDS WEST ALONG SAID PARALLEL LINE 140.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 298.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE EASEMENT GRANT RECORDED APRIL 6, 1973 AS DOCUMENT NO. 22278632 OVER, UNDER AND ACROSS THE EAST 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE FOLLOWING DESCRIBED LAND LYING NORTH OF A LINE 250 FEET NORTH OF AND PARALLEL WITH THE HEREINAFTER MENTIONED SOUTH LINE OF SECTION 3; SAID LAND BEING A TRACT COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, HEREINAFTER DESCRIBED, SAID POINT BEING 165.96 FEET WEST OF THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:



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THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION LYING SOUTH OF THE CHICAGO AND STRAWN RAILROAD COMPANY (NOW WABASH RAILROAD COMPANY RIGHT OF WAY) EXCEPTING THEREFROM THE EAST 11.40 ACRES CONVEYED BY WARRANTY DEED DATED OCTOBER 15, 1921 TO JOHN TIBSTRA AND HATTIE TIBSTRA, HIS WIFE, RECORDED AS DOCUMENT NO. 7301002; THENCE RUNNING NORTH 665.44 FEET TO A POINT WHICH IS 165.68 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE RUNNING WEST 165.68 FEET; THENCE RUNNING SOUTH 665.27 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE RUNNING EAST ON THE SOUTH LINE OF SAID SECTION 165.96 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM ABOVE DESCRIBED PREMISES THAT PART LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 3, AFORESAID), IN COOK COUNTY, ILLINOIS.

PARCEL 4:  
PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR AUTOMOBILE PARKING AND FOR INGRESS AND EGRESS THERETO AND THEREFROM AS SET FORTH IN THE EASEMENT GRANT RECORDED APRIL 6, 1973 AS DOCUMENT NO. 22278633 IN, OVER, UPON AND ACROSS THE SOUTH 140 FEET (EXCEPT THE EAST 20 FEET THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE FOLLOWING DESCRIBED LAND LYING NORTH OF A LINE 250 FEET NORTH OF AND PARALLEL WITH THE HEREINAFTER MENTIONED SOUTH LINE OF SECTION 3; SAID LAND BEING A TRACT COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, HEREINAFTER DESCRIBED, SAID POINT BEING 165.96 FEET WEST OF THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION LYING SOUTH OF THE CHICAGO AND STRAWN RAILROAD COMPANY (NOW WABASH RAILROAD COMPANY RIGHT OF WAY) EXCEPTING THEREFROM THE EAST 11.40 ACRES CONVEYED BY WARRANTY DEED DATED OCTOBER 15, 1921 TO JOHN TIBSTRA AND HATTIE TIBSTRA, HIS WIFE, RECORDED AS DOCUMENT NO. 7301002; THENCE RUNNING NORTH 665.44 FEET TO A POINT WHICH IS 165.68 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE RUNNING WEST 165.68 FEET; THENCE RUNNING SOUTH 665.27 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE RUNNING EAST ON THE SOUTH LINE OF SAID SECTION 165.96 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM ABOVE DESCRIBED PREMISES THAT PART LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 3, AFORESAID), IN COOK COUNTY, ILLINOIS.